Exploring the 2019 GBHRC using data to take stock and move forward
Who we are

Massachusetts Housing Partnership (MHP) is a quasi-public agency created by state statute in 1985

• Increase the supply of affordable housing in the state

• Work with municipalities to demonstrate new and better ways of meeting our affordable housing needs
What we do

- Community Assistance team
- Permanent financing for affordable rental housing
- ONE Mortgage program
- Research on housing data to support policy efforts
Collect, analyze and share information to drive better housing policy conversations
Introduction

Chapter 1: Core Metrics

Chapter 2: Best Practices

Chapter 3: Housing Production & Segregation

Conclusions/Policy

Discussion

Municipal Assessments
Housing prices are high, very high

Median two-bedroom rent by metro area
25 largest U.S. metros, January 2019

San Francisco, CA: $3,165
Los Angeles, CA: $2,570
Boston, MA: $2,500
New York, NY: $2,400
San Diego, CA: $2,300
Washington, DC: $2,078
Miami, FL: $1,950
Seattle, WA: $1,937
Riverside, CA: $1,752
Denver, CO: $1,750
Chicago, IL: $1,750
Dallas-Fort Worth, TX: $1,592
Sacramento, CA: $1,579
Atlanta, GA: $1,545
Philadelphia, PA: $1,530
Minneapolis, MN: $1,516
Portland, OR: $1,490
Baltimore, MD: $1,455
Houston, TX: $1,445
Tampa, FL: $1,404
Charlotte, NC: $1,379
Phoenix, AZ: $1,262
Detroit, MI: $1,179
Pittsburgh, PA: $1,095
St. Louis, MO: $968

Source: Zillow Research Center

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Housing prices are high, very high

Middle range of home values by metro region (33rd - 66th percentile)
25 largest U.S. metros, July, 2018

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Prices are increasing in all parts of the market

Median home sale price by tier, Boston MSA
March 2008 - December 2018

Source: The Warren Group

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Non-white households have less buying power

Household Distribution by Income and Race/Ethnicity
Greater Boston, 2017


Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
And are concentrated in a few communities
These communities have higher eviction rates

Average Annual Eviction Rate
2012-2016

Source: The Eviction Lab, Princeton University

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
And higher foreclosure rates, despite no recession

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Annual production is less than 15,000 units

Units permitted over time by building type - Greater Boston

Source: U.S. Census Bureau Building Permit Survey, 2000-2017

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Housing production is increasingly concentrated in City of Boston

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
We permit less new housing than other metros

Housing permit rates for the largest 25 metros, 2017
permits per thousand residents

Charlotte, NC 9.06
Dallas-Fort Worth, TX 8.45
Denver, CO 7.87
Orlando, FL 7.6
Seattle, WA 7.07
Portland, OR 6.52
Phoenix, AZ 6.19
Houston, TX 6.15
Tampa-St. Petersburg, FL 5.91
Atlanta, GA 5.75
San Antonio, TX 5.06
Washington, DC 4.39
Minneapolis-St. Paul, MN 4.19
San Francisco, CA 3.59
Riverside, CA 3.2
Miami-Fort Lauderdale, FL 3.2
San Diego, CA 3.13
Boston, MA 3.05
St. Louis, MO 2.6
New York, NY 2.49
Baltimore, MD 2.44
Detroit, MI 2.34
Los Angeles-Long Beach-Anaheim, CA 2.33
Chicago, IL 2.32
Philadelphia, PA 2.22

Source: U.S. Census Bureau, Annual Building Permit Survey & Annual Population Estimates

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Planning is decentralized, making TOD a challenge

98 municipalities have land that is within a half mile of a rail station. This results in a patchwork of nearly one hundred different sets of rules that impact TOD opportunities.

Are we making the most of our transit infrastructure? When we ask for better transit service, are we also asking for a built environment that supports that service?

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Housing development is inconsistent across transit-rich areas

Transit-accessible communities
Share of permits and population - 2014-2018

Data Sources: Permits - U.S. Census Bureau, Building Permit Survey 2014-2018
Population - U.S. Census Bureau Population Estimates, 2018

- Boston: 10% permits, 24% population
- Rapid Transit Access: 7% permits, 10% population
- Inner Metro Commuter Rail: 8% permits, 9% population
- Outer Metro Commuter Rail: 23% permits, 25% population
- Everywhere Else: 38% permits, 45% population

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Housing development is inconsistent across transit-rich areas

Units permitted by geography and structure type, 2014-2018
Data Source: U.S. Census Bureau, Building Permit Survey 2014-2018

- Boston: 93%
- Rapid Transit Access: 36%
- Inner Metro Commuter Rail: 56%
- Outer Metro Commuter Rail: 70%
- Everywhere Else: 26%

Legend:
- Single Family
- Two Family
- Three and Four Family
- Five or more units

Graphic from “Greater Boston Housing Report Card 2019”. The Boston Foundation
Municipal assessments
Municipal Assessment examples

**Newton**
Racial Composition

**Boston**
Racial Composition

**Brookline**
Racial Composition

**Wellesley**
Racial Composition
Interactive data on BostonIndicators.org

Has the municipality adopted a given best practice?
Total Number of Best Practices

- 1 Practice
- 2 Practices
- 3 Practices
- 4 Practices

Best practices data as of 2017/2018 were compiled by combining research from local housing expert Amy Dain, a supplementary online survey of 49 communities in the Greater Boston region, a review of local bylaws and ordinances by the research team, and additional data compiled from various sources.

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Welcome to TODEX, a Transit-Oriented Development Explorer for Massachusetts

We believe that good transit policy requires good land use and housing policy, and we've created this site to share our ongoing research on development patterns around transit stations in Greater Boston. Massachusetts Housing Partnership's Center for Housing Data has started this effort by estimating the number and concentration of homes near every rapid transit and commuter rail station in the system. Make sure to check out the "Research Filer" for a policy discussion and to read about our plans for future research. If you're curious about how our analysis is conducted, check out the "Methodology" tab to learn more and even access GIS files to explore or use the data in your own work.

If you're looking to jump right in, start by clicking any station area on the map and a graphic showing the number of homes and residential density for every parcel in the chosen area will appear here. To look at totals and compare across station areas, head to the "Data" tab to sort, filter and download the summary data. As you explore, if you have any questions, notice anything missing, or have suggestions for how we can improve this work, please reach out using the contact button in the navigation bar. Your input improves the quality of the data and the strength of our research, so we would love to hear from you.

Thanks for visiting!

Click on any station area to start exploring
Welcome to DataTown, Massachusetts

A place to explore and learn about your community

There is a lot of great information out there, but have you ever tried to collect data about your city or town, only to find that you need to go to multiple sites and navigate a multitude of data types that don’t quite make sense for Massachusetts? Even if you can find the data you need, do you find yourself spending too much time organizing and visualizing that data?
www.HousingToolbox.org

- Assessing needs
- Resources
- Local support
- Zoning and land use
- Fair housing
- Housing development process
- Financing and funding
- Case studies & best practices
- Local tools
Upcoming events

www.mhp.net/events

MMA Annual Meeting & Trade Show (Jan. 24-25, Boston)
Booth 716
Financing Affordable Housing Solutions – Jan. 25 3-3:40, Room 208

Affordable Housing Trust + CPA conference
March 14, Marlborough

Rural Housing conference
Mid-April, Hadley

14th Annual Housing Institute
June 10-11, Devens
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